

# DISCOVERY HILLS COMMERCE CENTER

## AT TWINWOOD

FOR SALE  
**4 PROPOSED DISTRIBUTION BUILDINGS (162,760 TOTAL SF)**  
ON +/- 9.51 ACRES IN FEDERAL OPPORTUNITY ZONE



**CONTACT  
INFORMATION**

**INSITE**

**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**DEVELOPED BY**  
**urban**  
Companies

# DISCOVERY HILLS COMMERCE CENTER

FOR SALE

4 PROPOSED DISTRIBUTION BUILDINGS (28,080 SF TO 54,600 SF)  
ON +/- 9.51 ACRES IN FEDERAL OPPORTUNITY ZONE

## BUILDING DETAILS

### Phase I Buildings - 226,720 Total SF (Under Construction)

- **Building 1** 46,800 SF - 2694 Twinwood PKWY
- **Building 2** 31,200 SF - 2702 Twinwood PKWY
- **Building 3** 54,080 SF - 2574 Discovery Hills PKWY
- **Building 4** 54,080 SF - 2578 Discovery Hills PKWY

**UNDER CONTRACT**

### Proposed Buildings - 162,760 SF

- **Building 6** 54,600 SF - 2582 Discovery Hills PKWY
- **Building 7** 33,280 SF - 2586 Discovery Hills PKWY
- **Building 8** 46,800 SF - 2702 Twinwood PKWY
- **Building 9** 28,080 SF - 2698 Twinwood PKWY

## PROPERTY DETAILS

- Convenient Access to I-10 (1.7 miles) and Hwy 90
- Located in Federal Opportunity Zone with significant tax benefits
- Local & State Incentives Available
- Waller County Property Tax Rate: 2.667 for 2024
- Outside 100 & 500 Year Flood Plains
- Regional Master Detention
- Within The Uplands at Twinwood, a 14,000 Acre Master Planned Multi-Use Deed Restricted Park



CONTACT  
INFORMATION

INSITE

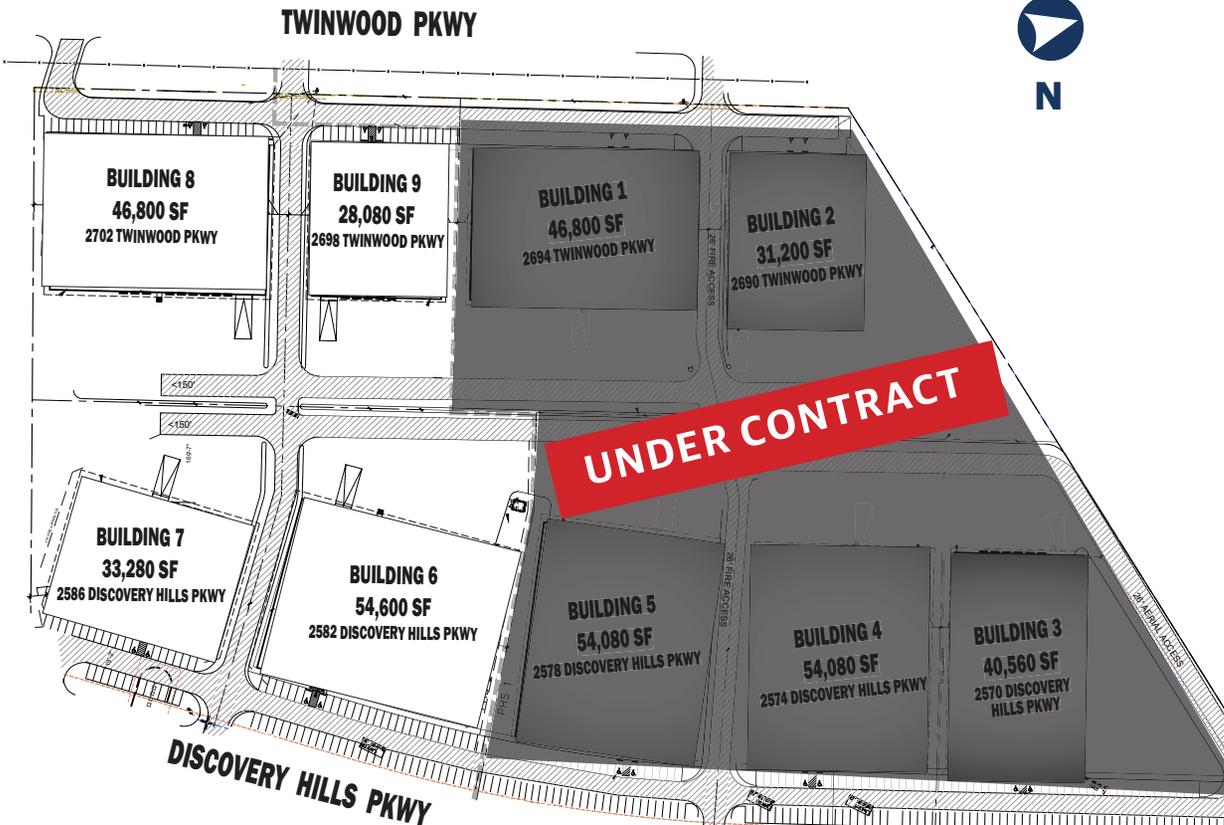
JOHN STAVINOHA  
jstavinoha@insiterealty.com  
713.339.5333

STEVE HAZEL  
shazel@insiterealty.com  
713.339.5317

DEVELOPED BY  
urban  
Companies

# DISCOVERY HILLS COMMERCE CENTER

4 PROPOSED DISTRIBUTION BUILDINGS #6-9  
SITE PLAN & BUILDING SPECIFICATIONS



## PROPOSED BUILDING #6-9 DETAILS

- Concrete Tiltwall Construction
- 135' Truck Courts (can be fenced in for privacy if desired)
- Dock High Rear Load Configuration with Multiple 9'x10' Truck Doors
- 1 Ramped 12'x16' Truck Door
- 32' Clear Height
- 60' Speed Bay; 50'x52' Column Spacing
- LED Lighting in Warehouse
- 3 Phase 480 Volt Electrical Services
- ESFR Sprinkler System
- Office (and Mezzanine if desired) Built to Suit

**CONTACT  
INFORMATION**

**INSITE**

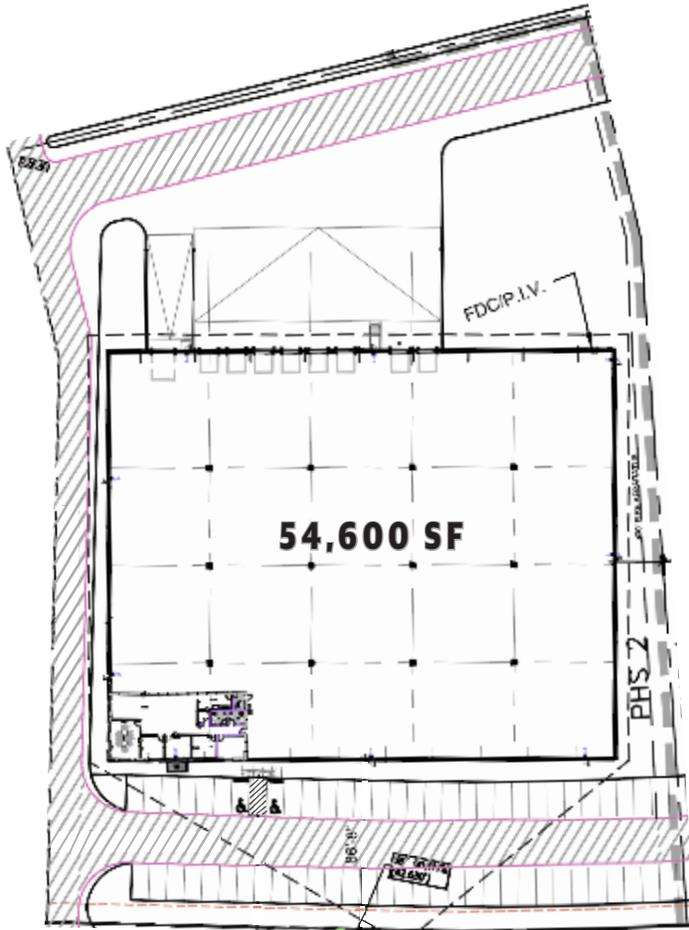
**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**DEVELOPED BY**  
**urban**  
Companies

# DISCOVERY HILLS COMMERCE CENTER

2582 DISCOVERY HILLS PKWY. BROOKSHIRE, TX 77423



DISCOVERY HILLS PKWY

\* OFFICE SHOWN ABOVE IS AN EXAMPLE

## PROPOSED BUILDING 6

BUILDING SIZE	54,600 SF
CLEAR HEIGHT	32'
BUILDING CONFIG.	REAR LOAD (260' x 210')
DOCK DOORS	8 DOCK HIGH (9' x 10')
DRIVE IN DOORS	1 RAMPED DOOR (12' x 16')
SPEED BAY	60'
TYPICAL BAYS	52' x 50'
TRUCK COURT	135'
SPRINKLER SYSTEM	ESFR
ELECTRICAL	3 PHASE 480 VOLT 800 AMPS
LIGHTING	LED-2 FIXTURES PER WHSE BAY
CAR PARKING	59 + 2 HANDICAP
OFFICE	OFFICE (& MEZZANINE IF DESIRED) BUILT TO SUIT
SITE SIZE	+/-2.85 ACRES

**CONTACT  
INFORMATION**

**INSITE**

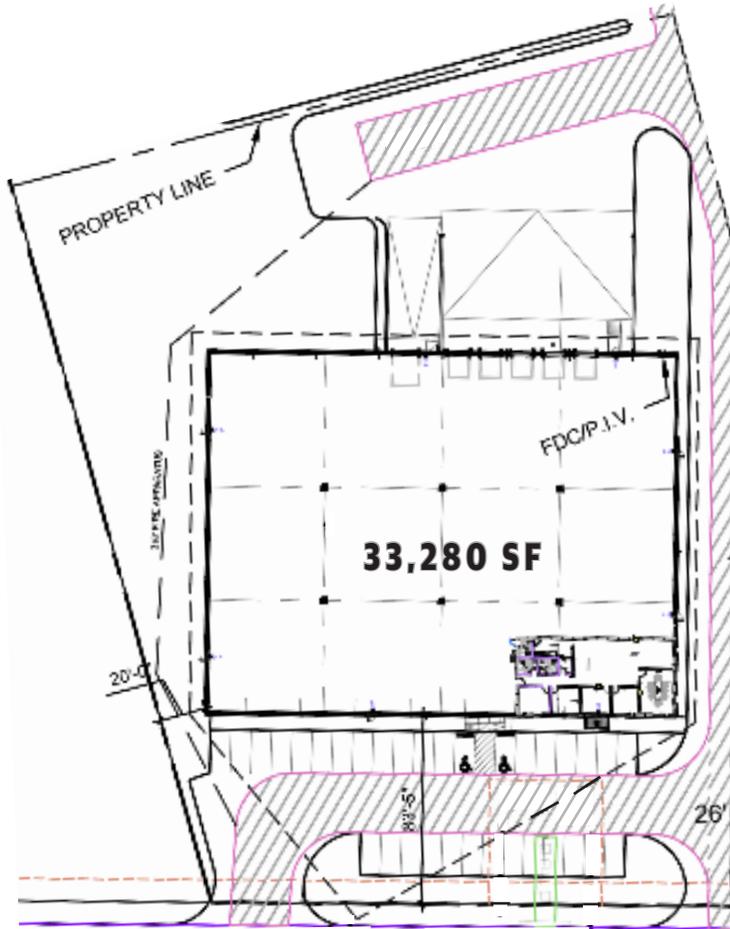
**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**DEVELOPED BY**  
**urban**  
Companies

# DISCOVERY HILLS COMMERCE CENTER

2586 DISCOVERY HILLS PKWY. BROOKSHIRE, TX 77423



**DISCOVERY HILLS PKWY**

\* OFFICE SHOWN ABOVE IS AN EXAMPLE

## PROPOSED BUILDING 7

<b>BUILDING SIZE</b>	<b>33,280 SF</b>
<b>CLEAR HEIGHT</b>	<b>32'</b>
<b>BUILDING CONFIG.</b>	<b>REAR LOAD (208'x160')</b>
<b>DOCK DOORS</b>	<b>5 DOCK HIGH (9'x10')</b>
<b>DRIVE IN DOORS</b>	<b>1 RAMPED DOOR (12'x16')</b>
<b>SPEED BAY</b>	<b>60'</b>
<b>TYPICAL BAYS</b>	<b>52' x 50'</b>
<b>TRUCK COURT</b>	<b>135'</b>
<b>SPRINKLER SYSTEM</b>	<b>ESFR</b>
<b>ELECTRICAL</b>	<b>3 PHASE 480 VOLT 600 AMPS</b>
<b>LIGHTING</b>	<b>LED-2 FIXTURES PER WHSE BAY</b>
<b>CAR PARKING</b>	<b>31 + 2 HANDICAP</b>
<b>OFFICE</b>	<b>OFFICE (&amp; MEZZANINE IF DESIRED) BUILT TO SUIT</b>
<b>SITE SIZE</b>	<b>+/-2.27 ACRES</b>

**CONTACT  
INFORMATION**

**INSITE**

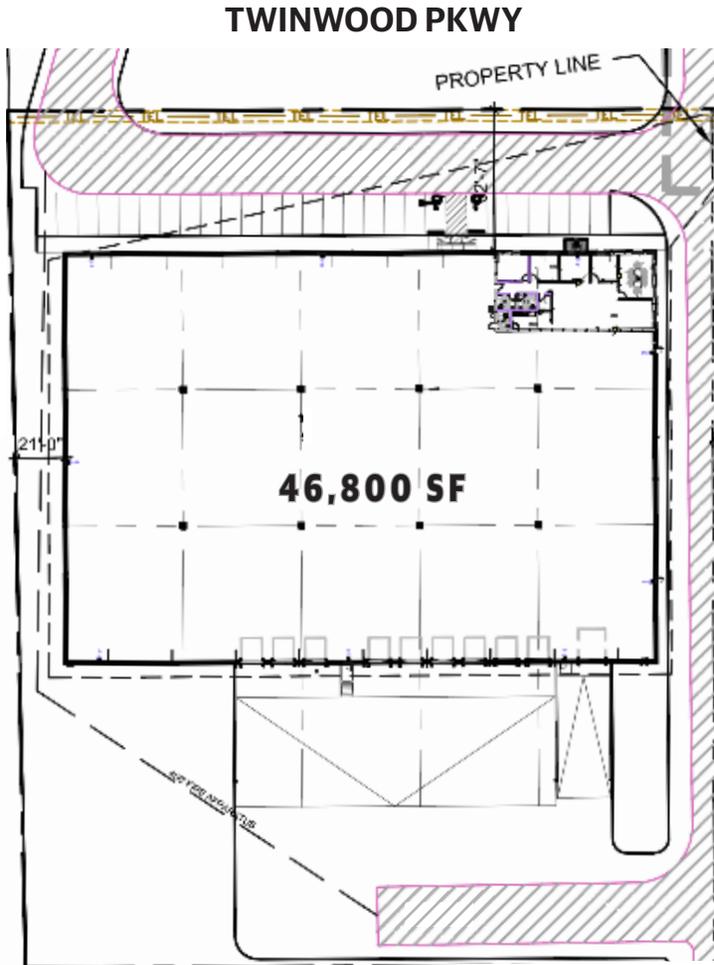
**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**DEVELOPED BY**  
**urban**  
Companies

# DISCOVERY HILLS COMMERCE CENTER

2702 TWINWOOD PKWY. BROOKSHIRE, TX 77423



\* OFFICE SHOWN ABOVE IS AN EXAMPLE

## PROPOSED BUILDING 8

<b>BUILDING SIZE</b>	<b>46,800 SF</b>
<b>CLEAR HEIGHT</b>	<b>32'</b>
<b>BUILDING CONFIG.</b>	<b>REAR LOAD (260'x180')</b>
<b>DOCK DOORS</b>	<b>9 DOCK HIGH (9'x10')</b>
<b>DRIVE IN DOORS</b>	<b>1 RAMPED DOOR (12'x16')</b>
<b>SPEED BAY</b>	<b>60'</b>
<b>TYPICAL BAYS</b>	<b>52' x 60'</b>
<b>TRUCK COURT</b>	<b>135'</b>
<b>SPRINKLER SYSTEM</b>	<b>ESFR</b>
<b>ELECTRICAL</b>	<b>3 PHASE 480 VOLT 800 AMPS</b>
<b>LIGHTING</b>	<b>LED-2 FIXTURES PER WHSE BAY</b>
<b>CAR PARKING</b>	<b>25 + 2 HANDICAP</b>
<b>OFFICE</b>	<b>OFFICE (&amp; MEZZANINE IF DESIRED) BUILT TO SUIT</b>
<b>SITE SIZE</b>	<b>+/-2.64 ACRES</b>

**CONTACT INFORMATION**

**INSITE**

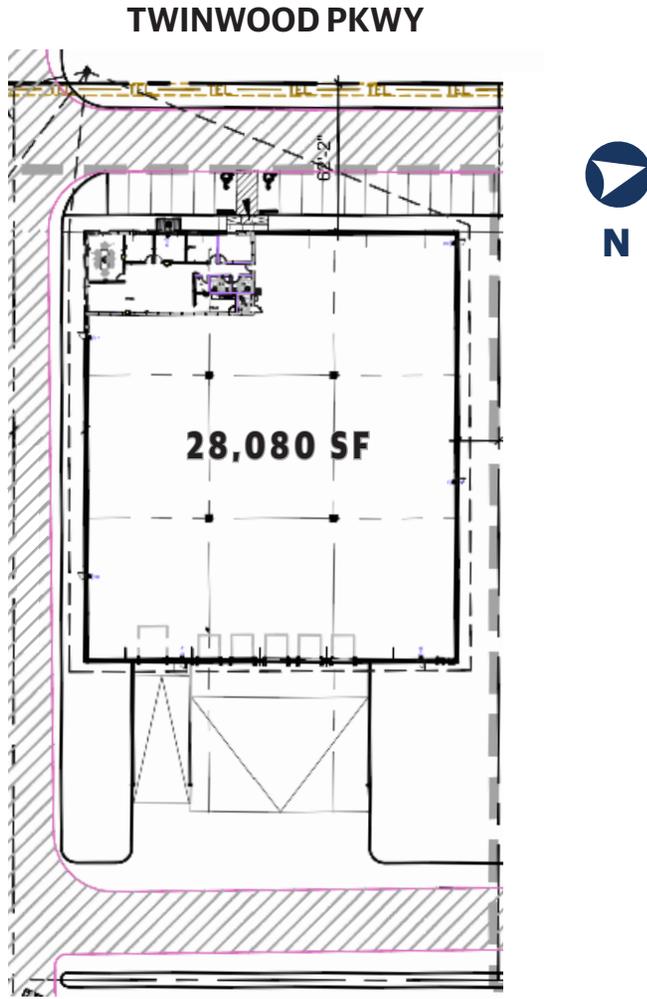
**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**DEVELOPED BY**  
**urban**  
Companies

# DISCOVERY HILLS COMMERCE CENTER

2698 TWINWOOD PKWY. BROOKSHIRE, TX 77423



\* OFFICE SHOWN ABOVE IS AN EXAMPLE

## PROPOSED BUILDING 9

<b>BUILDING SIZE</b>	<b>28,080 SF</b>
<b>CLEAR HEIGHT</b>	<b>32'</b>
<b>BUILDING CONFIG.</b>	<b>REAR LOAD (156'x180')</b>
<b>DOCK DOORS</b>	<b>5 DOCK HIGH (9'x10')</b>
<b>DRIVE IN DOORS</b>	<b>1 RAMPED DOOR (12'x16')</b>
<b>SPEED BAY</b>	<b>60'</b>
<b>TYPICAL BAYS</b>	<b>52' x 60'</b>
<b>TRUCK COURT</b>	<b>135'</b>
<b>SPRINKLER SYSTEM</b>	<b>ESFR</b>
<b>ELECTRICAL</b>	<b>3 PHASE 480 VOLT 600 AMPS</b>
<b>LIGHTING</b>	<b>LED-2 FIXTURES PER WHSE BAY</b>
<b>CAR PARKING</b>	<b>15 + 2 HANDICAP</b>
<b>OFFICE</b>	<b>OFFICE (&amp; MEZZANINE IF DESIRED) BUILT TO SUIT</b>
<b>SITE SIZE</b>	<b>+/-1.75 ACRES</b>

**CONTACT  
INFORMATION**

**INSITE**

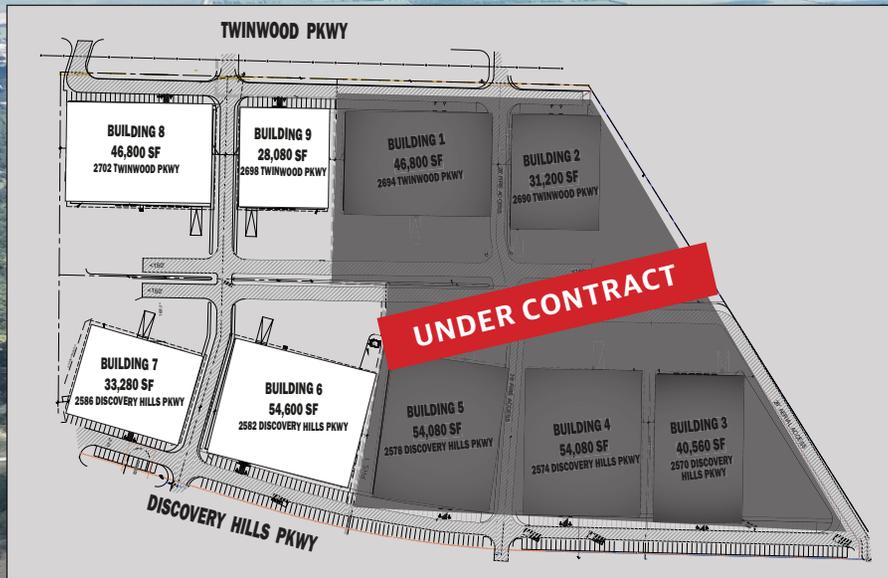
**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**DEVELOPED BY**  
**urban**  
Companies

# DISCOVERY HILLS COMMERCE CENTER

## SITE AERIAL



**CONTACT  
INFORMATION**

**INSITE**

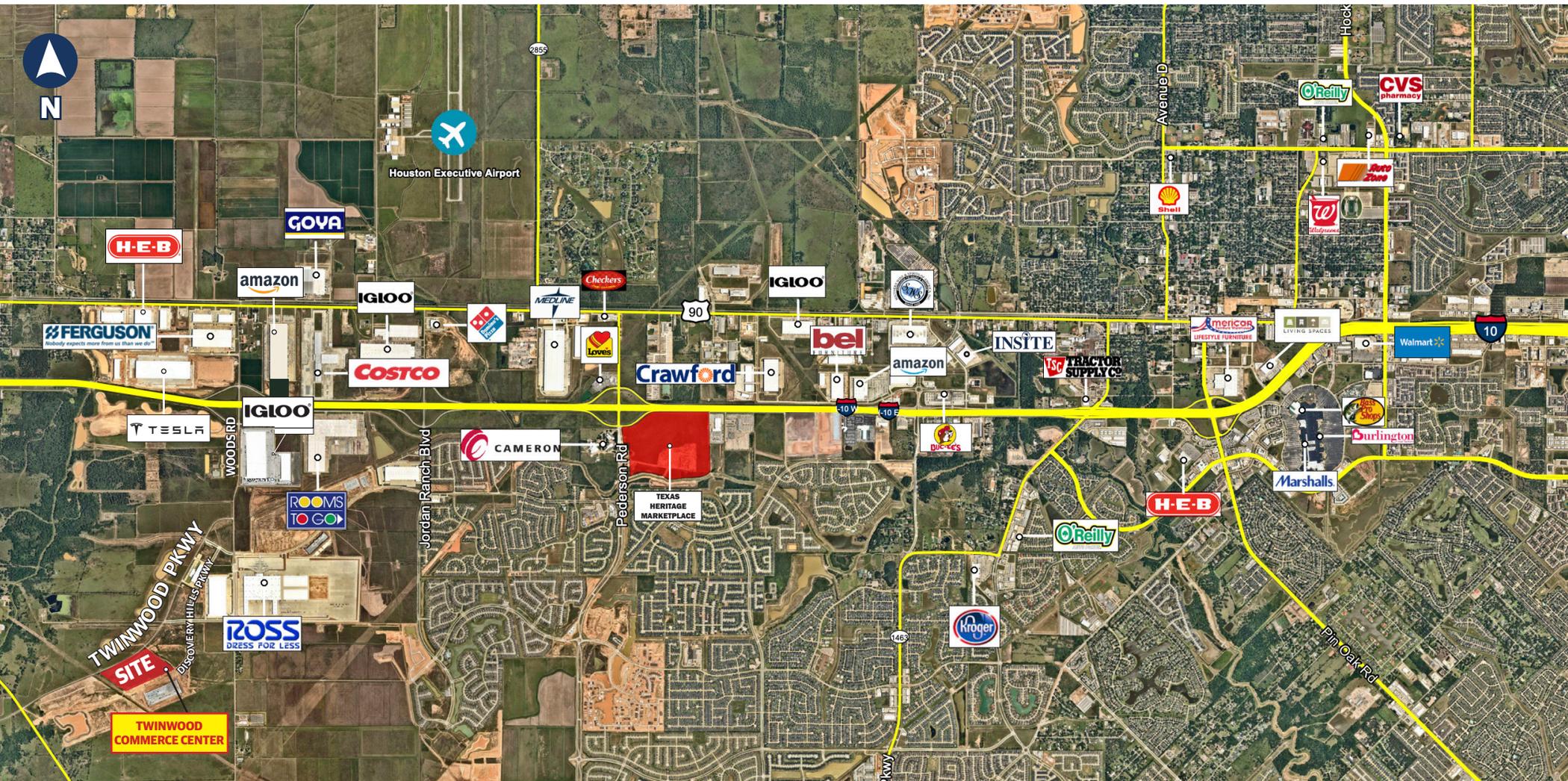
**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**DEVELOPED BY**  
**urban**  
Companies

# DISCOVERY HILLS COMMERCE CENTER

## BUSINESS NEIGHBORS



**CONTACT  
INFORMATION**

**INSITE**

**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**DEVELOPED BY**  
**urban**  
Companies

The information contained herein was obtained from sources believed reliable; however, InSite Realty Partners, L.P. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without written notice.